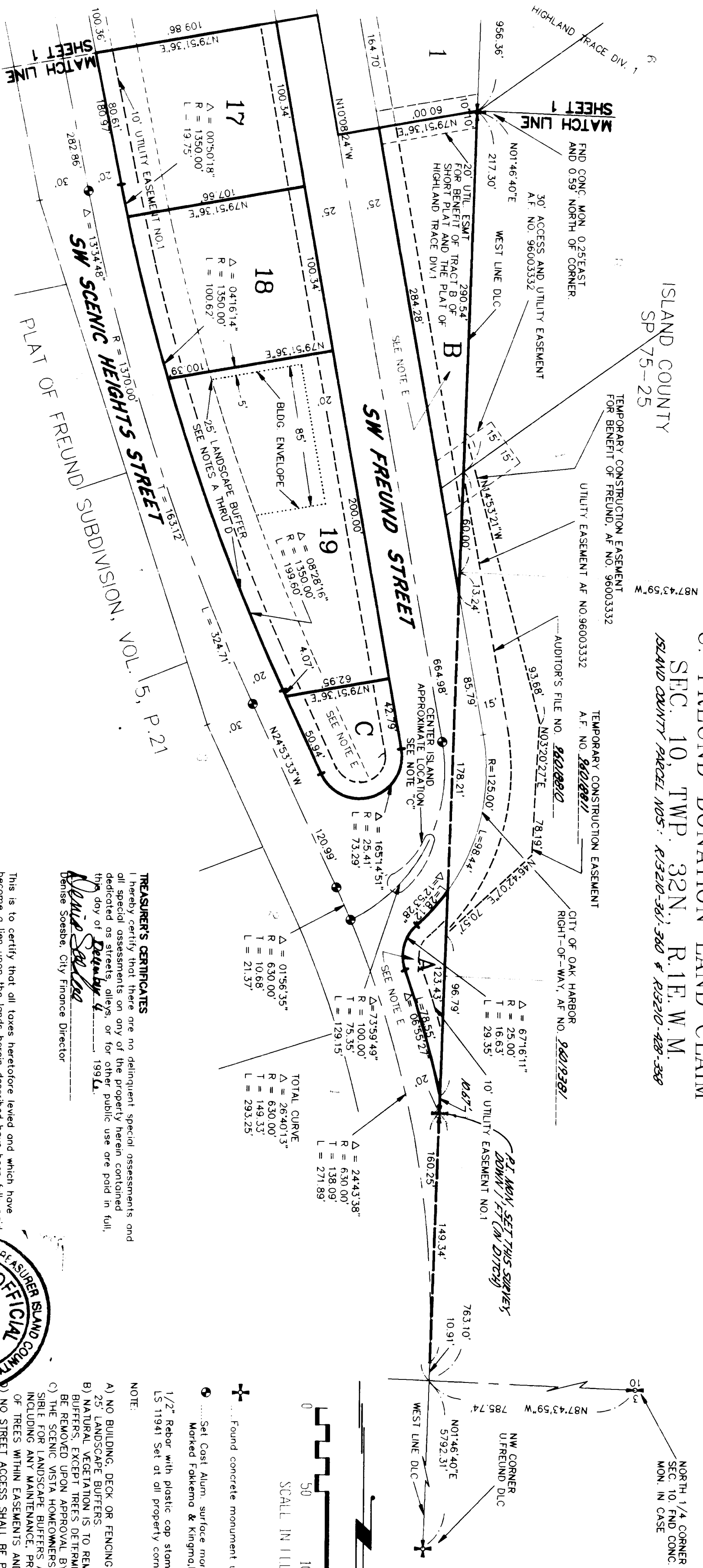


# PLAT OF SCENIC VISTA, DIV. NO.1

U. FREUND DONATION LAND CLAIM  
SEC. 10, TWP. 32N, R.1E, W.M.  
ISLAND COUNTY PARCEL NOS. R3220-361-360 & R3220-428-360



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned Owners in the fee simple of the land hereby plotted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and use thereof for all public purposes, also the right to make all necessary slopes for cuts and fills and to construct and maintain the same, and the original responsibility of grading of the streets and avenues over and across any lot, tract, or lots where water might take a natural course after the street, avenues, ditches, and easements are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for the adjacent lands within the plat of Scenic Vista, Div. No. 1, for drainage, and maintenance of said streets and avenues.

Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File No. 96020845 in the records of Island County, Washington.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 22 day of October, 1996.  
*Carl R. Freund*  
 Carl R. Freund  
*Sally L. Freund*  
 Sally L. Freund

## SURVEYOR'S CERTIFICATE

I hereby certify that the Plat of SCENIC VISTA, DIV. NO. 1, is a true and correct copy of the original as shown to me by the Subdivider, and that the same is in accordance with the Donation Land Claim, that the courses and distances are shown correctly thereon, that the monuments have been set and the lot and block corners staked correctly on the ground, and that I have fully complied with the provisions of the statutes and plotting regulations of the State of Washington.

Robert D. Cray, P.L.S.  
 Certificate No. 11941

10/29/96

## ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that Carl R. Freund and Sally L. Freund, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stating that they were authorized to execute the instrument and acknowledged it as their free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 22 day of October, 1996.

*James K. Ordle*  
 James K. Ordle  
 Notary Public in and for the State of Washington, residing at Oak Harbor. My appointment expires 11-26-99.

## STATE OF WASHINGTON

I certify that I know or have satisfactory evidence that Arnold R. Freund, as Attorney-in-Fact for Janet W. Freund and Sally L. Freund, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act as Attorney-in-Fact for Janet W. Freund and Sally L. Freund, and the uses and purposes mentioned in the instrument and that said principals are not deceased nor insane. Dated: 10-29-96.

*James K. Ordle*  
 James K. Ordle  
 Notary Public in and for the State of Washington, residing at Oak Harbor. My appointment expires 11-26-99.

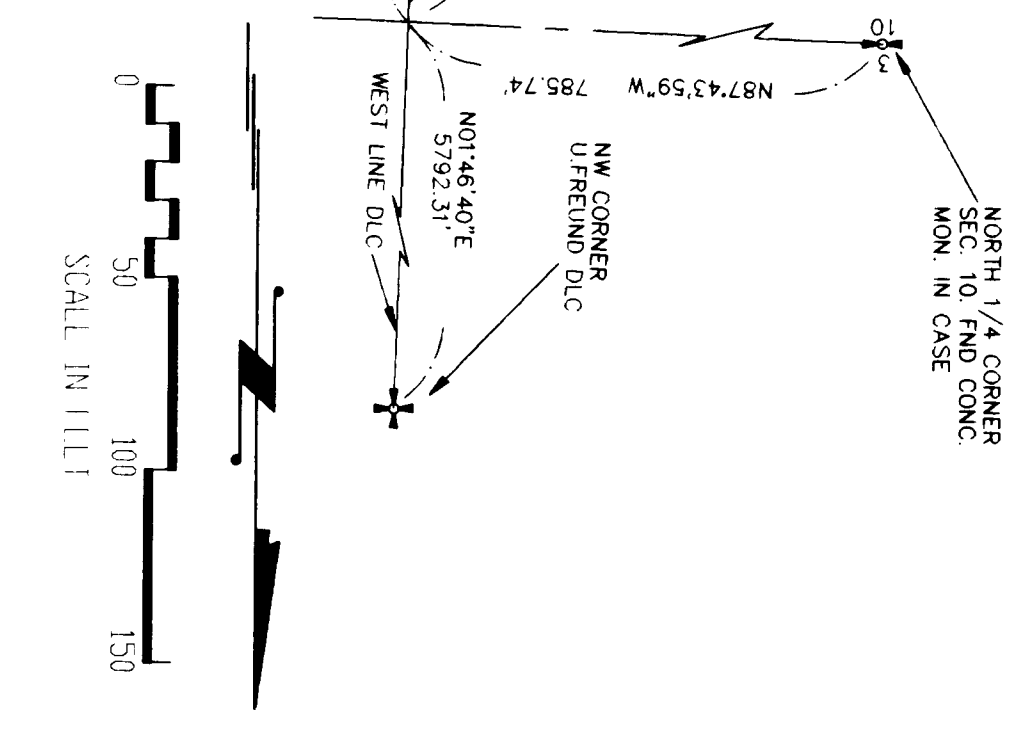
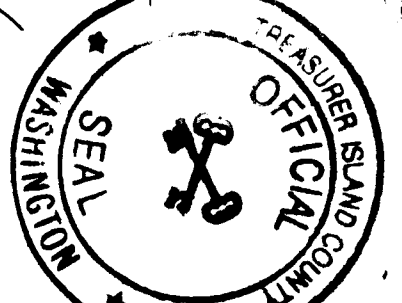
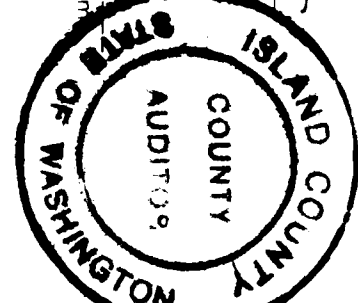
## TREASURER'S CERTIFICATES

I hereby certify that there are no delinquent special assessments and a special assessment on any of the property herein contained dedicated as streets, alleys or for public use are paid in full, this day of October, 1996.  
*Denise Soesbe*  
 Denise Soesbe, City Finance Director

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid including the 1996 taxes to the records of my office, up to and including the 1996 taxes.  
*Andie Symmerman*  
 Andie Symmerman, Deputy Treasurer  
 Island County Treasurer

APPROVALS  
 I hereby certify that the within Plat of SCENIC VISTA, DIV. NO. 1, is duly approved by the City of Oak Harbor Planning Commission this 22 day of October, 1996.  
*Chris Saxton*  
 Chris Saxton, Chairman  
 Approved by the Council of the City of Oak Harbor, Washington, this 22 day of October, 1996.  
*Robert W. Johnson*  
 Robert W. Johnson, Mayor  
 Stephen A. Dermboch, Mayor

AUDITOR'S CERTIFICATE  
 I have examined the records of Arnold R. Freund and Sally L. Freund and find that the same are in accordance with the Donation Land Claim, that the courses and distances are shown correctly thereon, that the monuments have been set and the lot and block corners staked correctly on the ground, and that I have fully complied with the provisions of the statutes and plotting regulations of the State of Washington.  
*Deborah A. Johnson*  
 Deborah A. Johnson, Auditor  
 Deputy Auditor



Found concrete monument unless noted otherwise  
 Set Cost Alum. surface monument flush with road  
 Marked Fakkema & Kingma, Inc. LS 11941.

1/2" Reduc with plastic cap stamped "Fakkema & Kingma"  
 LS 11941 Set of all property corners unless noted otherwise.

- NOTE:
- A) NO BUILDING, DECK OR FENCING SHALL BE ALLOWED WITHIN 25' LANDSCAPE BUFFERS
  - B) NATURAL VEGETATION IS TO REMAIN WITHIN ALL LANDSCAPE BUFFERS, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED UPON APPROVAL BY CITY OF OAK HARBOR.
  - C) THE SCENIC VISTA HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING AND REPLANTING ANY LANDSCAPE EASEMENTS INCLUDING ANY EASEMENTS AND ISLANDS.
  - D) NO STREET ACCESS SHALL BE PERMITTED TO SCENIC HEIGHTS STREET ACROSS LANDSCAPE BUFFERS.

TRACTS A, B, & C SHALL BE CONVEYED TO THE OWNERS OF THE LOTS IN THE PLAT OF SCENIC VISTA DIV. NO. 1 ASSOCIATION RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN.

THE FOLLOWING CONDITIONS APPLY TO THE EAGLE MANAGEMENT BUFFER AREAS:

1. BUFFERS AS DEFINED AS NATIVE GROWTH AREAS IN WHICH UNDERSTORY VEGETATION IS RETAINED OR ENHANCED IN ORDER TO PROTECT THE ROOTS OF CONIFER TREES UNDAUNDED BY WINDS AND WATERS. TREES ARE NOT TO BE REMOVED AS LONG AS TREE ROOTS ARE NOT COMPROMISED BY ANY OTHER ACTION, INCLUDING ACTION, DECISION, OR OTHER PERTURBATIONS, LAWS AND HEAVY EQUIPMENT WITHIN THE BUFFERS ARE PROHIBITED.

2. RETAIN ALL TREES WITHIN 25' BUFFER ALONG THE WEST EDGE OF LOTS 4 AND 5, ON LOT 6, RETAIN ALL TREES WITHIN A 20' BUFFER.

3. ON LOT 8, RETAIN THE OLD GROWTH SNAK, RETAIN ALL TREES WITHIN A 30' BUFFER ALONG THE WEST BOUNDARY, RETAIN ALL TREES WITHIN A 25' BUFFER ON THE SOUTH BOUNDARY TO THE WEST AND 20' BUFFER ON THE SOUTH BOUNDARY TO THE EAST.

4. RETAIN THE 22' DBH CONIFER LOCATED 20' EAST OF THE 30' BUFFER ON LOT 8.

PLAT OF  
 SCENIC VISTA  
 DIV. NO. 1

FAKKEMA & KINGMA, INC.  
 CONSULTING ENGINEERS & SURVEYORS  
 840 ST. 8TH AVE. SUITE 102 Oak Harbor, Wa. 98277 679-5973

CERTIFICATE OF TITLE  
 Recorded under Auditor's File No. 96020845 in Volume 717 page 276 of Plots, page 150 of records of Island County, Washington.

